

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
SEPTEMBER 21, 2004**

The regular session of the Auburn City Planning Commission was called to order on September 21, 2004 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, McCord, Smith, Snyder, Chrm. Nesbitt

COMMISSIONERS ABSENT: None

STAFF PRESENT: Reg Murray, Associate Planner; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of August 3, 2004 were approved as corrected.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

- A. Historic Design Review – 185 Linden Avenue (State Farm re-roof) – File HDR 04-15.** The applicant requests Historic Design Review approval to re-roof the existing State Farm building at 185 Linden Avenue.

Reg Murray gave the staff report. The applicant plans to replace the wood shingle roof with a comp shingle roof. The color is reasonably consistent with the existing color and the Building and Fire Departments have approved the proposal as does Community Development.

The public hearing was opened.

Frank Lewis, applicant, added information to the request.

The public hearing was closed.

After a short discussion Comm. Smith **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act per Section 15301 – Existing Facilities; and to approve the request as proposed for State Farm Re-roof project – 185 Linden Avenue subject to the conditions listed in Exhibit A of the staff report.

Comm. Snyder **SECONDED**.

AYES:	Hale, McCord, Smith, Snyder, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

The Chairman announced the 10-day appeal period.

B. Tentative Subdivision Map Extension and Tree Permit - 143 Borland Avenue (Canyon Ridge Lane Subdivision) – File SUB EXT 02-1(A); TP 04-12. The applicant requests approval of an extension of a previously approved tentative subdivision map for seven (7) lots, including six single-family residential lots and one industrial lot. A Tree Permit is also requested for the removal of protected trees associated with the construction of subdivision improvements. *THIS ITEM HAS BEEN CONTINUED TO THE PLANNING COMMISSION MEETING OF OCTOBER 5, 2004.*

C. Housing Element Update. The City of Auburn is updating the Housing Element of the Auburn General Plan pursuant to State law. The draft will be submitted to the State Department of Housing and Community Development for final review and approval. The update will include, but is not limited to, an assessment of housing needs of lower income households; an assessment of special housing needs in the City (e.g. disabled, seniors); the establishment of quantifiable housing objectives; the incorporation of programs to provide affordable housing; an analysis of constraints on the provision of housing; an inventory of sites available for residential development; an analysis of employment and housing trends; development of a five-year housing construc-

tion goal by income category; determine housing in need of replacement or rehabilitation; and, identification of assisted housing units which are at risk of converting to market rents. *THIS ITEM WAS CONTINUED FORM THE SEPTEMBER 7, 2004 MEETING.*

Reg Murray reminded the Commission that they had reviewed the original administrative draft of the Housing Element Update in November, 2003, and at that time their revisions were forwarded to City Council for consideration. Those revisions were incorporated into the Council's draft, and at their second hearing Council recommended that the administrative draft be forwarded to the State Department of Housing and Community Development. That was done before the end of 2003, thus meeting the State time frame. At that time the State had two months to review and comment on the draft, and at the end of that time their comments were received. He advised that essentially, the City has met our objectives at this time without implementing a new policy, and State HCD was satisfied with the changes. The City now has a letter from HCD advising that if this document comes to them they are ready to adopt it. Staff feels that the Planning Commission and City Council directives have been accomplished and staff recommends that the document submitted tonight be forwarded to City Council for final adoption and forwarding to HCD for their final approval. Murray then introduced Jennifer Adge with Parsons Consulting, the consultant on the project, who was available to answer any questions.

Comm. Hale inquired about review of the establishment of an Inclusionary Housing Program noted in the draft housing element, and whether the City would need a housing authority if that were to happen, to be sure that a housing program was handled properly. Murray responded that Council decided not to include this as a requirement as they felt it was not practical to force a developer to include low-cost housing in a subdivision. They felt a better option would be to provide in-lieu fees that could go into a fund that could then be used for other types of affordable projects. There was further discussion of the possibility of having a housing authority in the City.

There was then discussion of the City establishing a housing coordinator, this was in the initial draft. Murray advised that City Council was cautious about creating a new position and they discussed using an existing staff person or possibly contracting out, depending on demand.

Also discussed was the degree of difficulty for homeowners to create a second unit on their property. Murray advised that the City code re-

quirement had been that use permit approval was required for a second unit. In July, 2003, the State adopted new standards for the approval of second units since certain jurisdictions made it difficult for individuals to have second units by requiring use permits. The State eliminated the ability of jurisdictions to require use permits and established standards that if met, allowed second units to be approved administratively. The City has drafted a new second unit ordinance, now being reviewed by the City Attorney, addressing this and meanwhile we're using the State standards regarding size of unit, etc. Comm. Hale suggested that this information should be made known to the public in the Auburn area.

Chrm. Nesbitt referenced that the draft Historic Preservation Ordinance specifies that accessory structures on commercial, office, industrial, and multi-family residential properties located within the Historic Design Review District, or properties located outside of the Design Review District that have been designated a historic resource, are subject to Historic Design Review. He suggested the addition of single family homes when the owners voluntarily submit their home for historic design review. His recollection was that when the Commission initially discussed this draft, they felt that a single-family residence owner could voluntarily ask to become part of the Historic Design Review District. Comm. Snyder, who was not on the Commission at that time, stated that he wanted to review the Ordinance again before he would agree to change the language. There was further discussion on the subject and it was decided that staff would review the matter.

Comm. McCord **MOVED** to recommend that City Council forward the Housing Element Update to the State Housing and Community Development Department for final approval.

Comm. Smith **SECONDED**.

AYES:	Hale, McCord, Smith, Snyder, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion as approved.

**ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT
FOLLOW-UP REPORTS**

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission meetings.

Director Wong discussed future meetings.

C. Reports

None.

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary